

CERTIFICATE OF APPROPRIATENESS

Applicant: Paul Schoenfeld, owner

Property: 1422 Heights Blvd, Lot 18, Block 157. Houston Heights Subdivision. The property includes a one-story wood frame 2,642 square foot single-family residence and 624 square foot garage situated on a 7,500 square foot interior lot.

Significance: Non-contributing garage apartment, constructed circa 1940, located in the Houston Heights East Historic District.

Proposal: Alteration- Windows, doors, trim, new gazebo

The applicant is proposing to add new siding, windows, and doors to an existing non-contributing garage apartment in addition to constructing a wood gazebo.

- Inset and recessed wood windows
- Smooth cementitious siding with 7" reveal
- 5/12 pitched roof to remain the same with asphalt shingles
- Craftsman styled front and balcony doors
- 9/12 pitch for the gazebo

Public Comment: No public comment received

Civic Association: No comment from Civic Association

Recommendation: Approval with conditions of no added dormer and no doors between the sets of windows on the second story

HAHC Action:

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | |
|-------------------------------------|--------------------------|--------------------------|---|
| | | | S - satisfies |
| | | | D - does not satisfy |
| | | | NA - not applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. |

HEIGHTS DESIGN GUIDELINES

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

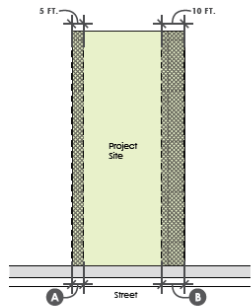
Rear Setbacks (Addition and New Construction)

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

Proposed rear setback: 50'-5"

Side Setbacks (Addition and New Construction)



Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (1): 28'-5"

Proposed side setback (2): 12'

Cumulative side setback: 40'-5"



PROPERTY LOCATION

HOUSTON HEIGHTS EAST HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

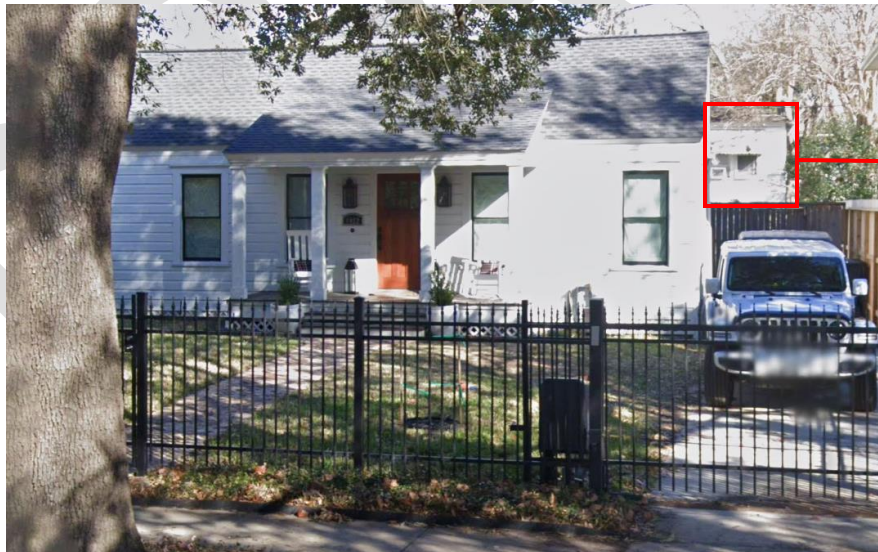
INVENTORY PHOTO



Non-contributing garage in question

CURRENT PHOTOS

MAIN HOME

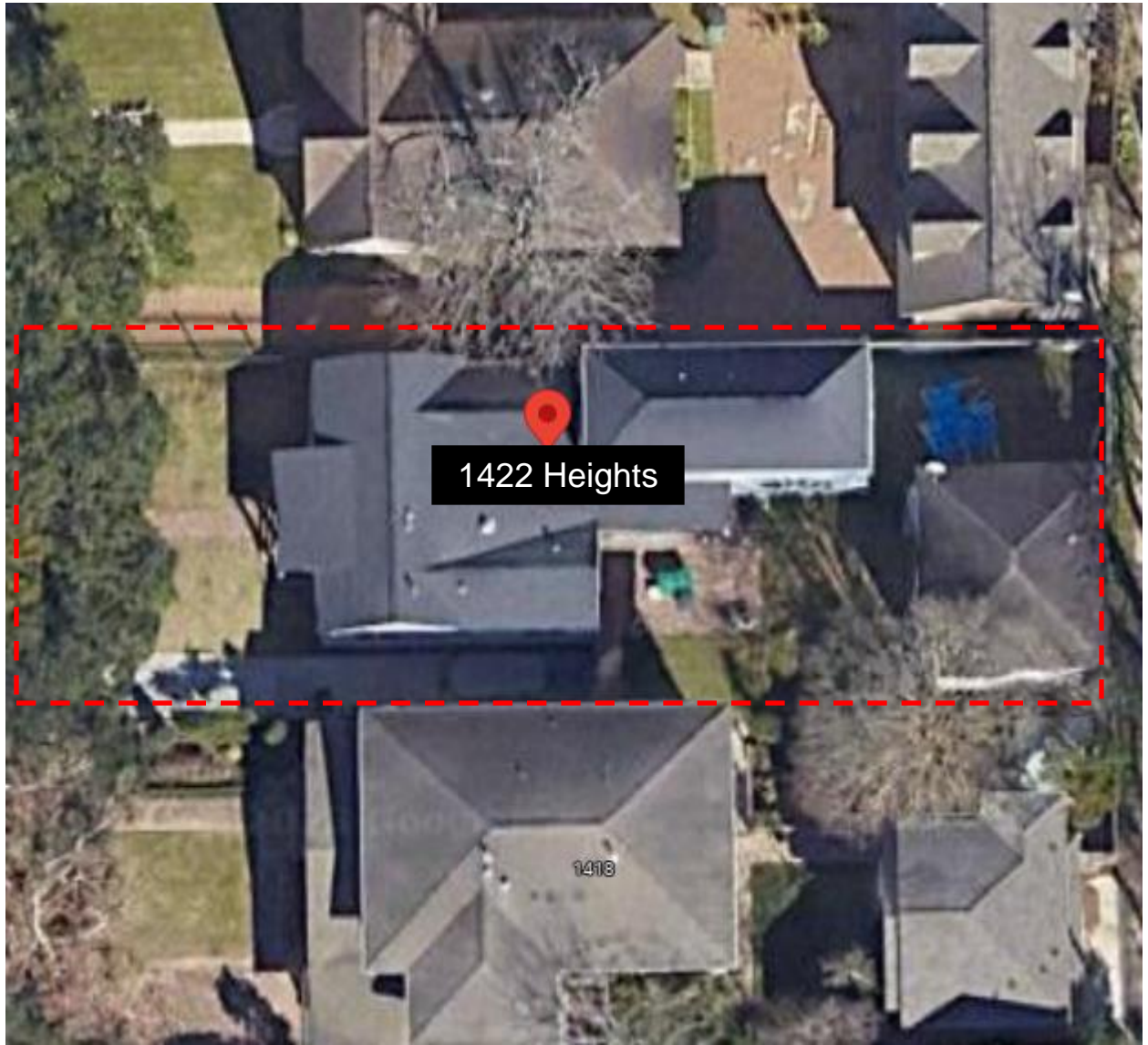


NON-CONTRIBUTING GARGE FULL VIEW

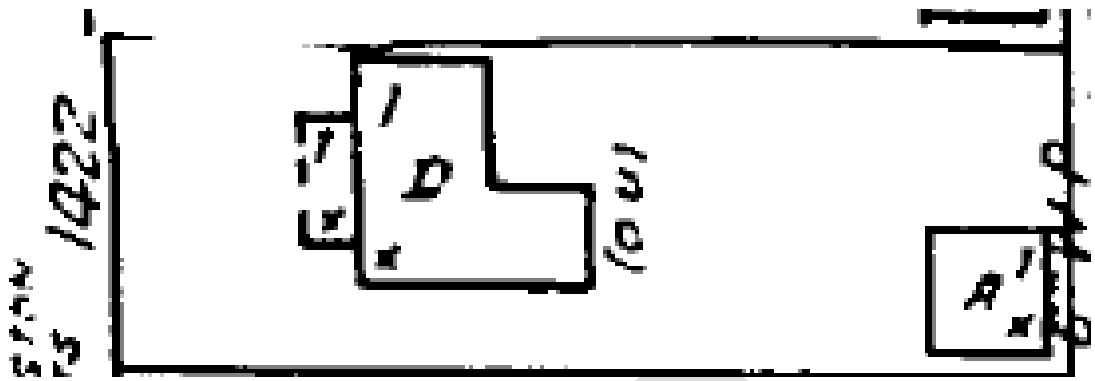


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AERIAL VIEW OF PROPERTY



SANBORN- 1924-1951



DRAFT

CONTEXT AREA OF GARAGES WITH FRONT GABLES (PROVIDED BY APPLICANT)

1428 HEIGHTS BLVD (NEIGHBOR)



1348 HEIGHTS BLVD



1207 HARVARD



SITE PHOTOS PROVIDED BY APPLICANT



West (Front)



North (Left side)

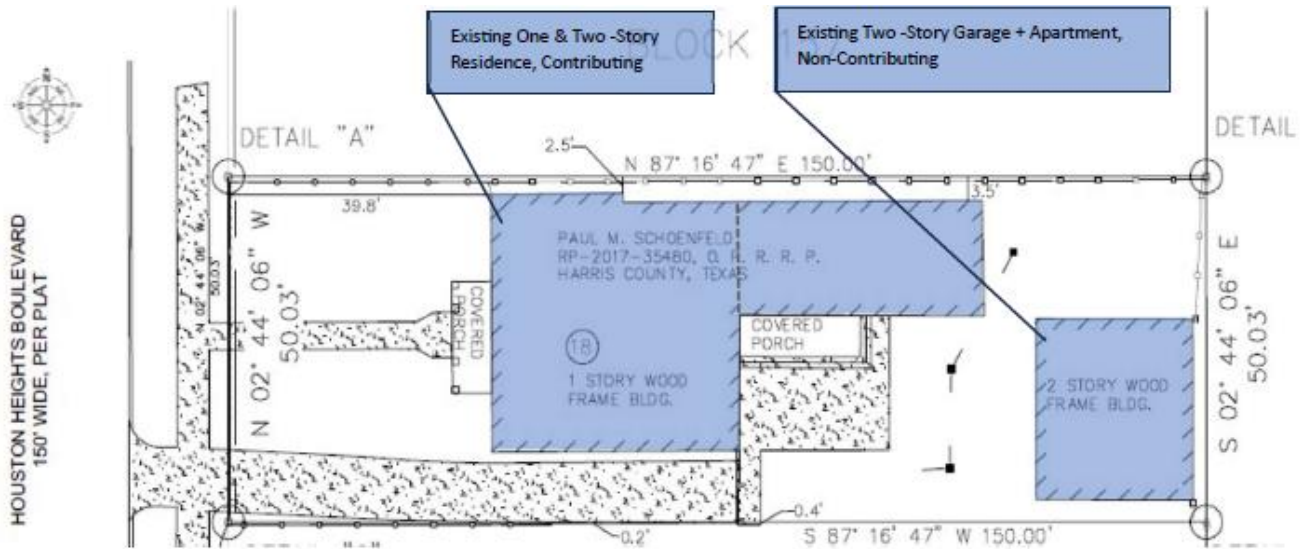


STREET VISIBILITY PHOTOS PROVIDED BY STAFF

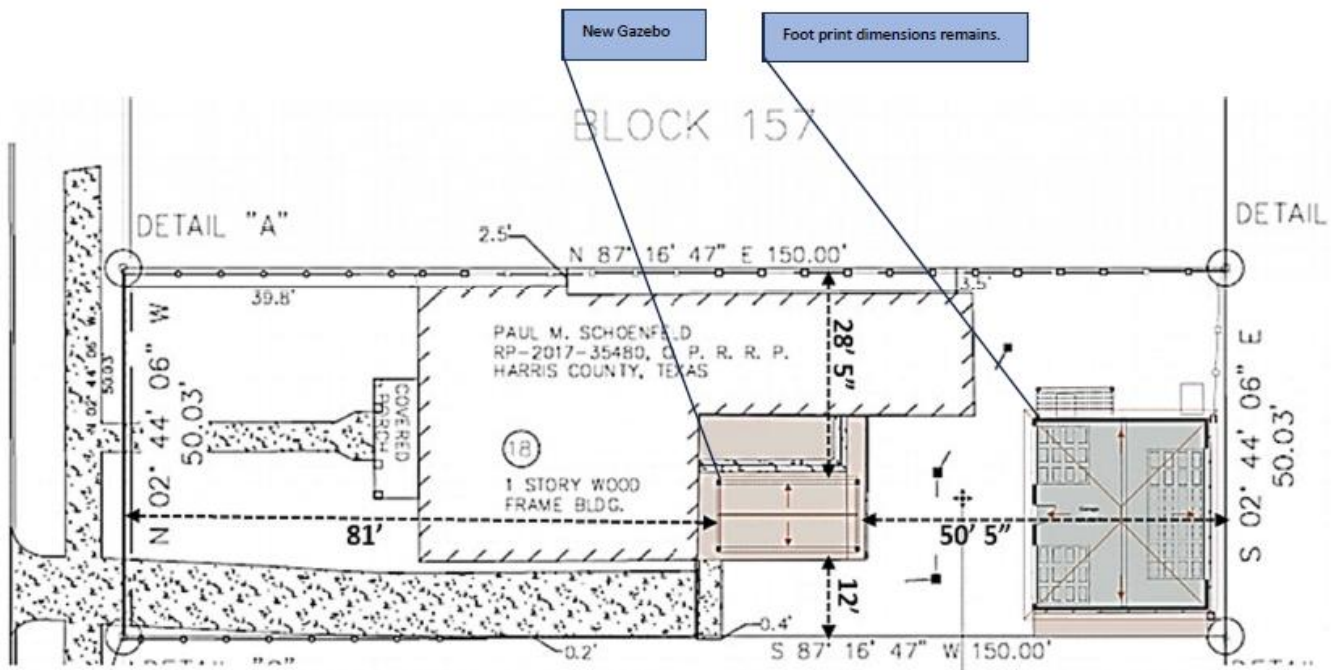


SITE PLANS

EXISTING

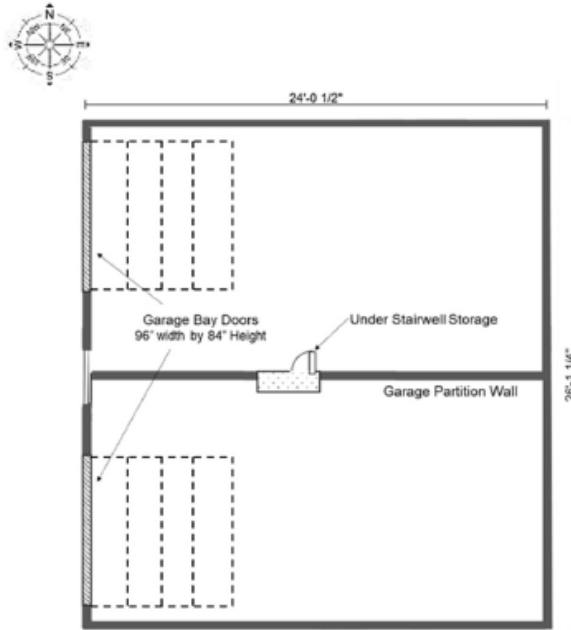


PROPOSED

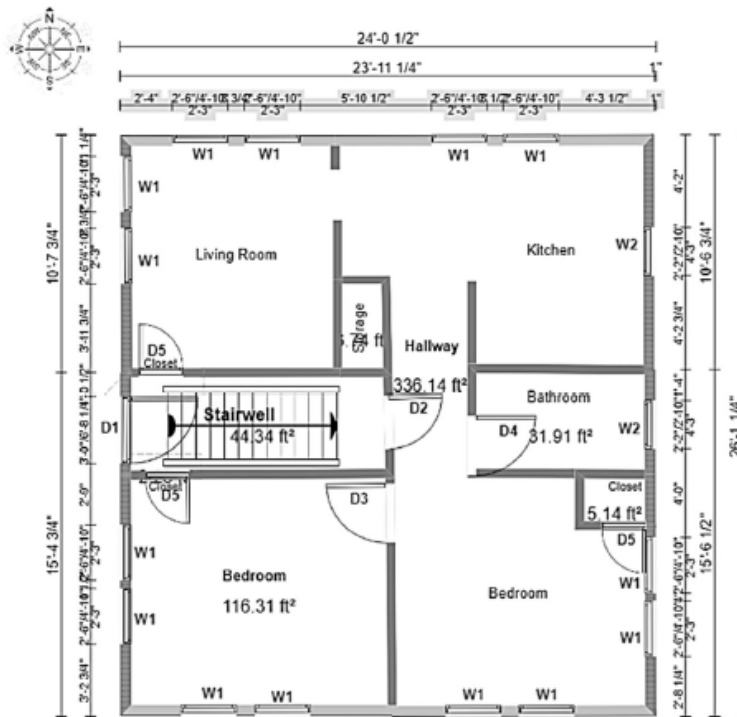


FLOOR PLANS

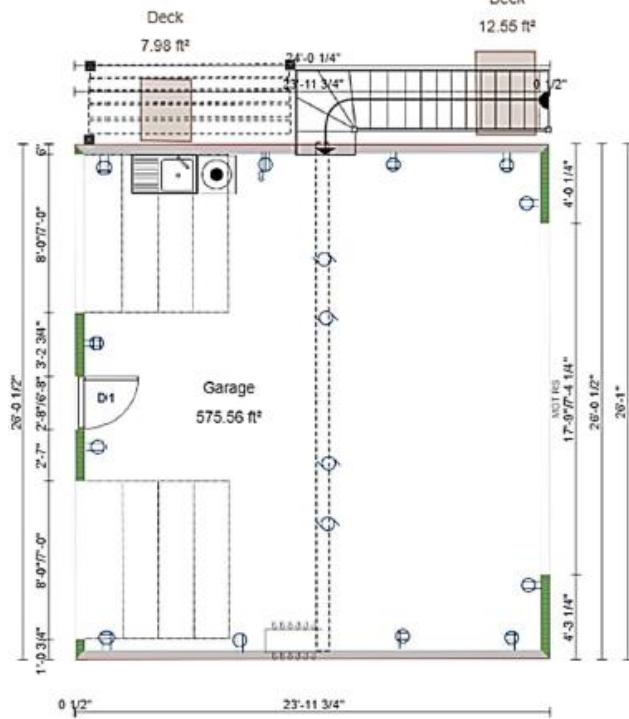
EXISTING



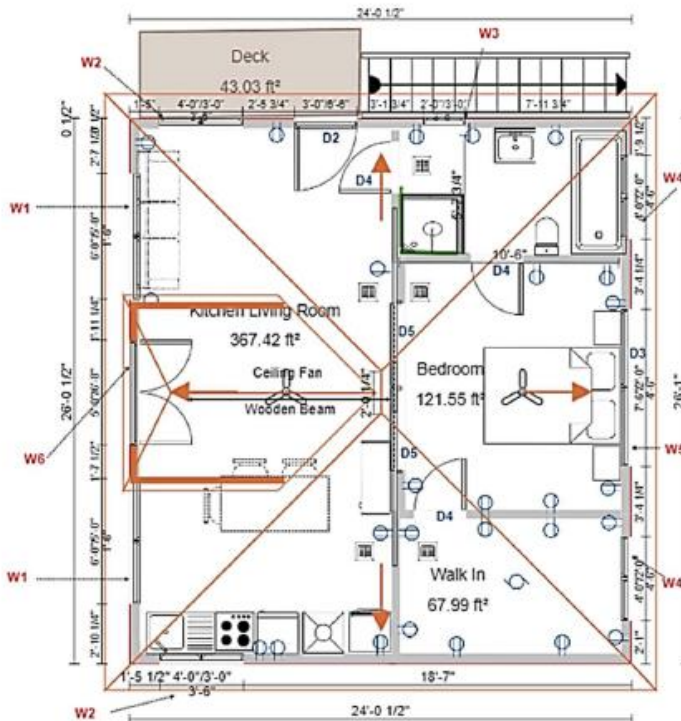
Existing Garage Apartment Floor Plan



PROPOSED

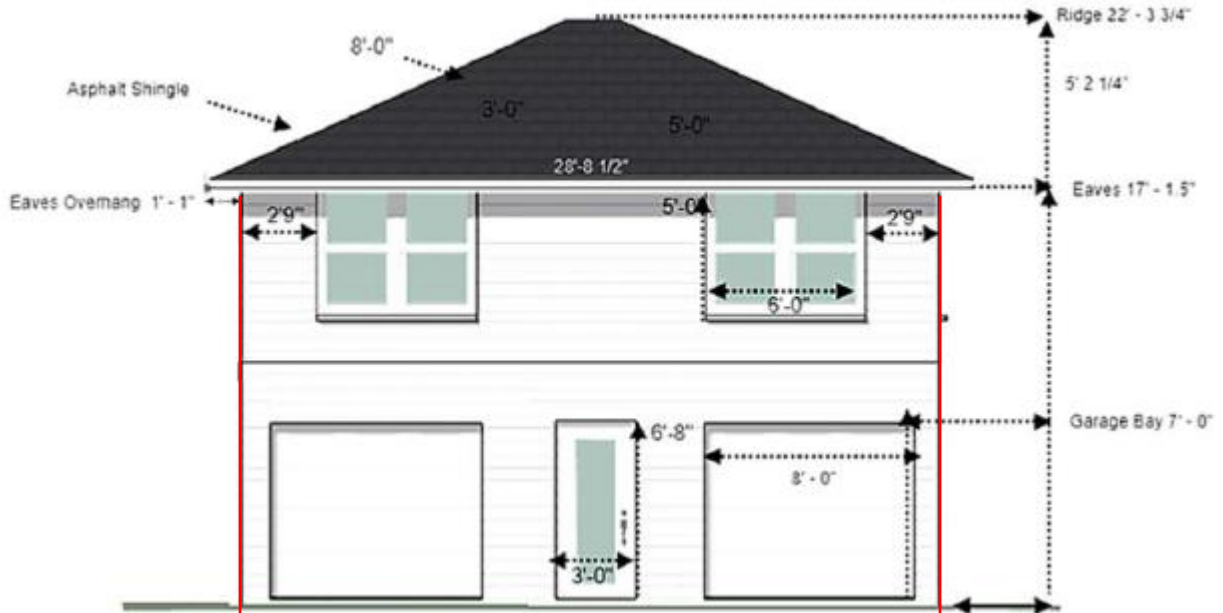


Proposed Garage Apartment Floor Plan

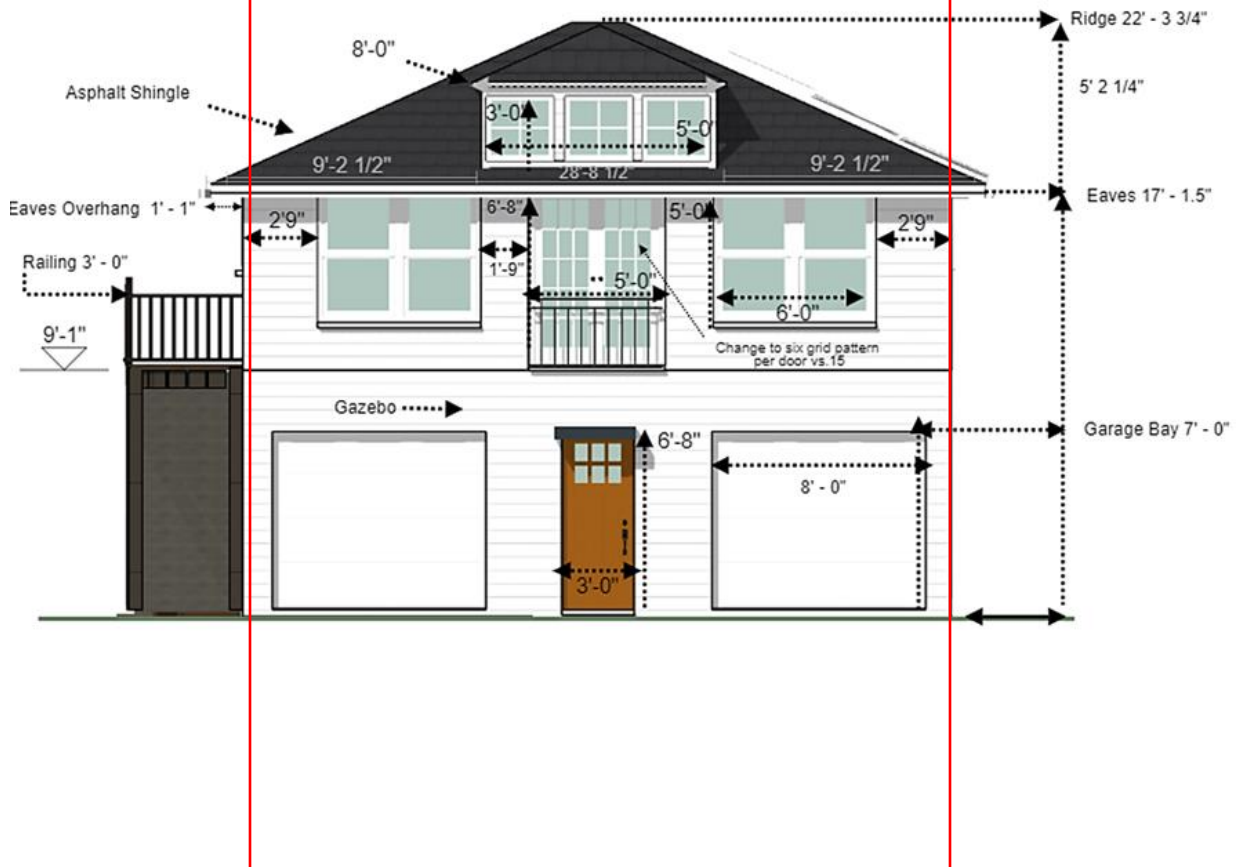


ELEVATIONS

EXISTING WEST



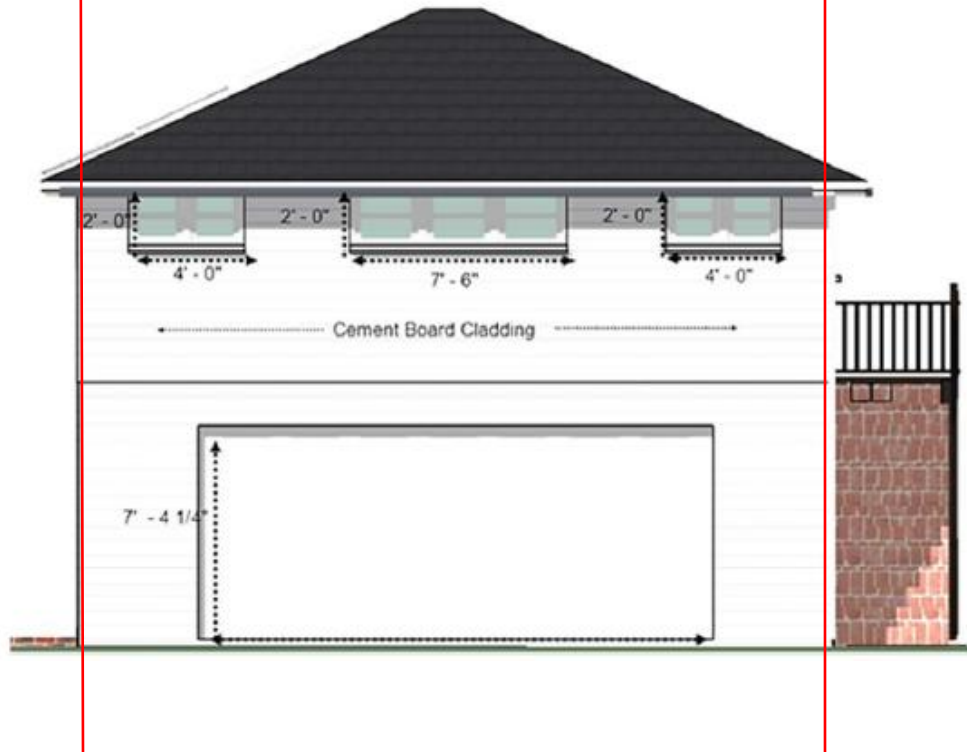
PROPOSED WEST



EXISTING EAST



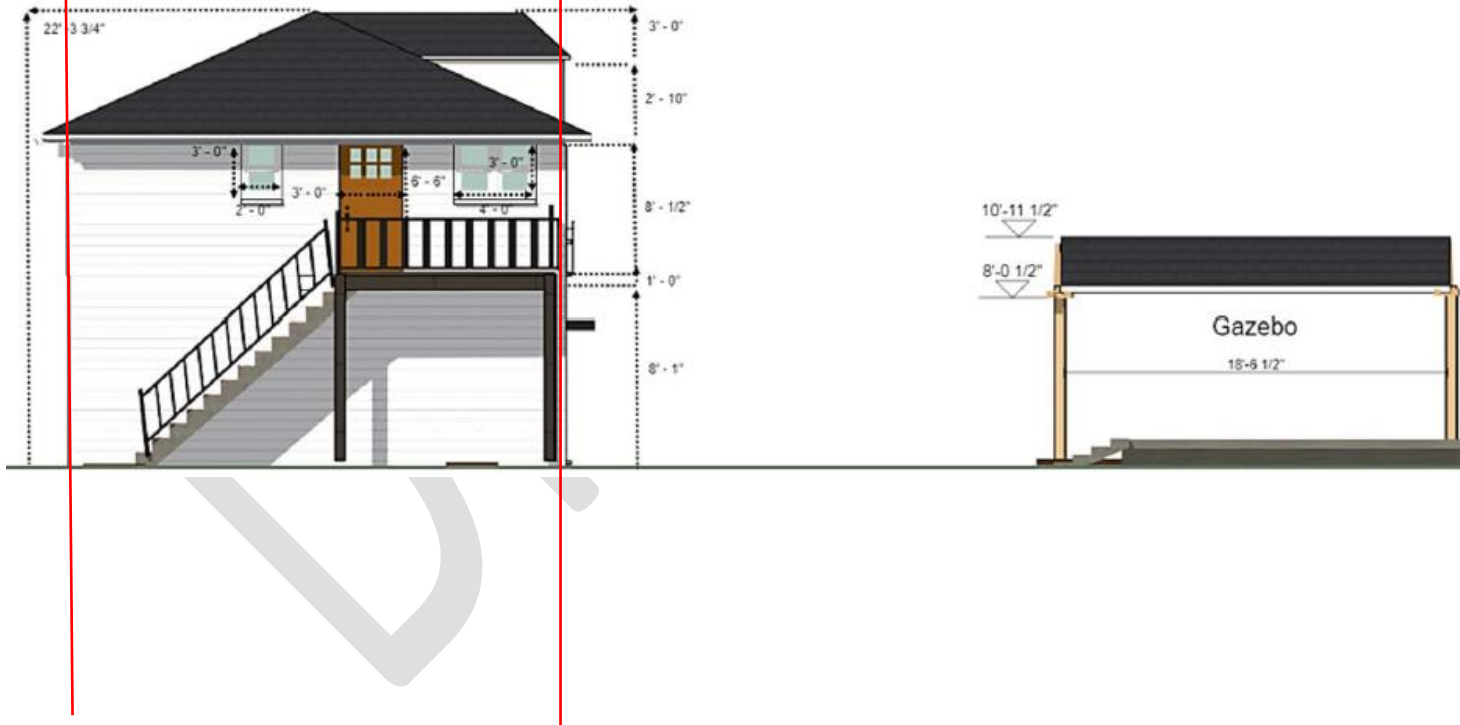
PROPOSED EAST



EXISTING NORTH



PROPOSED NORTH



EXISTING SOUTH



PROPOSED SOUTH



WEST ELEVATION WITH GAZEBO IN VIEW



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WINDOW SCHEDULE

Existing Window Schedule							
Mark	QTY	WIDTH	HEIGHT	TYPE	WALL	Brand	Comments
W1	14	30"	58"	SH			
W2	2	27"	32"	SH			

Proposed Window Schedule							
Mark	QTY	WIDTH	HEIGHT	TYPE	WALL	Brand	Comments
W1	2	72"	60"	DH		Jeldwyn	
W2	2	48"	36"	DH		Jeldwyn	
W3	1	24"	36"	SH		Jeldwyn	
W4	2	49 1/2"	22"	Double Fixed		Jeldwyn	
W5	1	90"	48"	Triple Hung		Jeldwyn	
W6	1	48"	30"	Awning		Jeldwyn	

Existing Door Schedule							
Mark	QTY	WIDTH	HEIGHT	TYPE	WALL	Brand	Comments
D1	1	32"	79 1/2"	Ex -Traditional			Front Door
D2	1	32"	79 1/2"	Int - Craftsman			Stairwell Entrance to GA
D3	1	32"	79 1/2"	Int - Craftsman			Bedroom
D4	1	24"	79 1/2"	Int - Craftsman			Bathroom Door
D5	2	24"	76"	Int - Craftsman			Closet Doors

Proposed Door Schedule							
Mark	QTY	WIDTH	HEIGHT	TYPE	WALL	Brand	Comments
D1	1	32"	80"	Ext - Craftsman			Garage Door Front Entrance (West Elevation)
D2	1	36"	80"	Ext - Craftsman			Garage Apartment Front Entrance (North Elevation)
D3	1	60"	80"	Ext - French Door			Bedroom
D4	3	30"	80"	Int - Craftsman			Bathroom, Bedroom, Closet
D5	2	36"	84"	Int - Barndoor			Masonite - K-bar